



# Punjab Government Gazette

*Published by Authority*

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No. 37] CHANDIGARH, FRIDAY, SEPTEMBER 16, 2022 (BHADRA 25, 1944 SAKA)

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## PART I

### Punjab Government Notifications and Orders

#### GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING & URBAN DEVELOPMENT  
(HOUSING-II BRANCH)

#### NOTIFICATION

The 16th March, 2022

**No:18/02/2022-5Hg2/330.-**

1. Whereas the Industrial Policy provides concessions for setting up of Mega Housing Projects in the State as circulated by Department of Industries vide Memo No. CC/JDP/Mega/Procedure/Manufacturing Projects/4146 dated 29.10.2007. As per Mega Policy, Mega Housing Projects shall be eligible for concessions under the Policy on fulfillment of conditions of agreement signed between Government and Promoter.
2. Whereas Mega Housing Project of M/S TDI Infratech Ltd. have already been granted approval for setting up of Mega Housing Project in Sector 74-A, 92,116,117,118 &119 S.A.S Nagar on an area of 160 acres with proposed investment of 266.60 Crore by the Empowered Committee in its meeting held on 28.11.2005 under the Chairmanship of Hon'ble Chief Minister, Punjab. Accordingly, agreement was signed by Joint Secretary to Govt. of Punjab, Deptt. of Housing & Urban Development on behalf of Government on dated 26.05.2006. Subsequently additional area of 199.492 acres was allowed to be added in already approved project of 160 acres on 05.06.2015, 29.12.2016, 22.05.2018, 16.07.2019, 18.05.2020, 27.11.2020 and 13.07.2021
3. Whereas the promoter has been granted Change of Land Use for an area measuring 348.457 acres and revised layout plan Dwg No. DC/T.D.I./M.P.-1/R-10, dt. 18-09-2020 of 310.007 acres has been approved by the Chief Town Planner, Punjab vide letter no. 1238-CTP(PB)/MPR-13, dated 05.03.2021. Out of total net planned area 310.007 acres exemption for 266.673 acres u/s 44(2) of PAPRA has already been issued vide notification no.CTP(PB)/MPR-13/2799 dated 11.04.2008, notification no. CTP(PB)/MPR-13/656 dated 09.03.2010, notification no.18/35/12-5HG2/3541 dated 09.08.2012, notification no. 18/15/17-5HG2/1305 dated 10.03.2017 and notification no.18/13/18-5HG2/259 dated 21.07.2020 now, leaving balance area is 31.888 acres.

4. Whereas a report from the CTP, Punjab been received regarding the above approvals granted to the project and promoter has fulfilled all the approvals granted to the project and conditions which are required to be fulfilled before the grant of exemption under section 44(2) of the Punjab Apartment & Property Regulation Act, 2014.
5. Now, therefore, in exercise of the powers vested in him under section-44 (2) of the Punjab Apartment & Property Regulation Act, 2014 (Punjab Act. No.21 of 2014) and all other powers enabling him to act in this behalf, the Governor of Punjab is pleased to exempt the balance 31.888 acres from the provisions of the PAPRA (Amendment Act 2014 ) except **Section 5(11), Sections 6 to Section 20, Section 32 and Sections 36 to Section 39**, subject to the following terms and conditions that:-
  - i) The development works shall be carried out in accordance with the revised lay-out plan sanctioned by the Chief Town Planner, Punjab (Competent Authority) keeping in view with such general guidelines as the Department of Housing and Urban Development may issue in respect of such Housing Projects from time to time and shall obtain the required permissions as specified in the CLU order and the order of approval of Layout Plan before undertaking any development at the site.
  - ii) The promoter of the Mega Housing Project shall strictly abide by the aforesaid legal agreement dated 30.05.2012 with the Government of Punjab as well as various Notifications issued by the Department of Housing and Urban Development governing such Projects.
  - iii) The promoter shall deposit the entire amount in respect of the contribution towards the Punjab Urban Development Fund, created under Section 32 of the PAPR(Amendment) Act, 2014 (Punjab Act No. 21 of 2014) as amended from time to time.
  - iv) The promoter shall pay all the charges such as External Development Charges, license/Permission Fee, Cancer Relief Fund, Social Infrastructure Fund and any other charges/fees levied by the Government/Authority from time to time.
  - v) After completion of development works, the promoter shall obtain completion/partial completion certificate from the Competent Authority as per notification issued by the Department of Housing and Urban Development, Punjab vide no. 4966-CTP(Pb)/SP-458 dated 02.09.2014 or as amended from time to time.
  - vi) The promoter shall acquire the ownership of project land in its name including land under development agreement and land under agreement to sell. The plots falling under land proposed to be acquired if any through Government acquisition, plot through which revenue rasta or khall passes shall not be developed and sold till these pockets are acquired and ownership is transferred in the name of the Promoter.
  - vii) The plots/land to which the access is proposed through the land to be acquired if any by the Government shall not be developed and sold till that land under the access is acquired and transferred in the name of the Promoter and access is provided.
  - viii) The Promoter shall be responsible for obtaining the final NOC from Punjab Pollution Control Board.
  - ix) Before starting the development over the land under the project, Promoter shall obtain environmental clearance from the Ministry of Environment & Forest Government of India as required under E/A notification dated 14-09-2006 as well as consent to establish (NOC) from the Punjab Pollution Control Board.

- x) The Promoter and the allottees shall not use the underground water for construction purpose, in the areas notified by the Central Ground Water Board and will use alternative sources such as surface water source or treated sewage water from nearby Sewage Treatment Plant and shall comply the guidelines issued by the Nodal Agency/Government from time to time.
- xi) The Oustee Policy dated 08-05-2013 issued by the Government, as amended from time to time, shall be applicable on acquisition of any land by the Government for critical gaps and the Promoter/Developer shall be bound to extend all benefits to the oustees under the said Policy.
- xii) Promoter shall abide by all the instructions/notifications issued by Department of Housing and Urban Development or the Government from time to time relating to Mega Housing Projects.
- xiii) The promoter shall abide with the instructions/ notifications issued by the Government regarding the use and transfer of the land reserved for EWS under section 5(11) .

Chandigarh  
The 17th January, 2022

**SARVJIT SINGH, IAS,**  
Additional Chief Secretary, Govt of Punjab,  
Department of Housing and Urban Development.